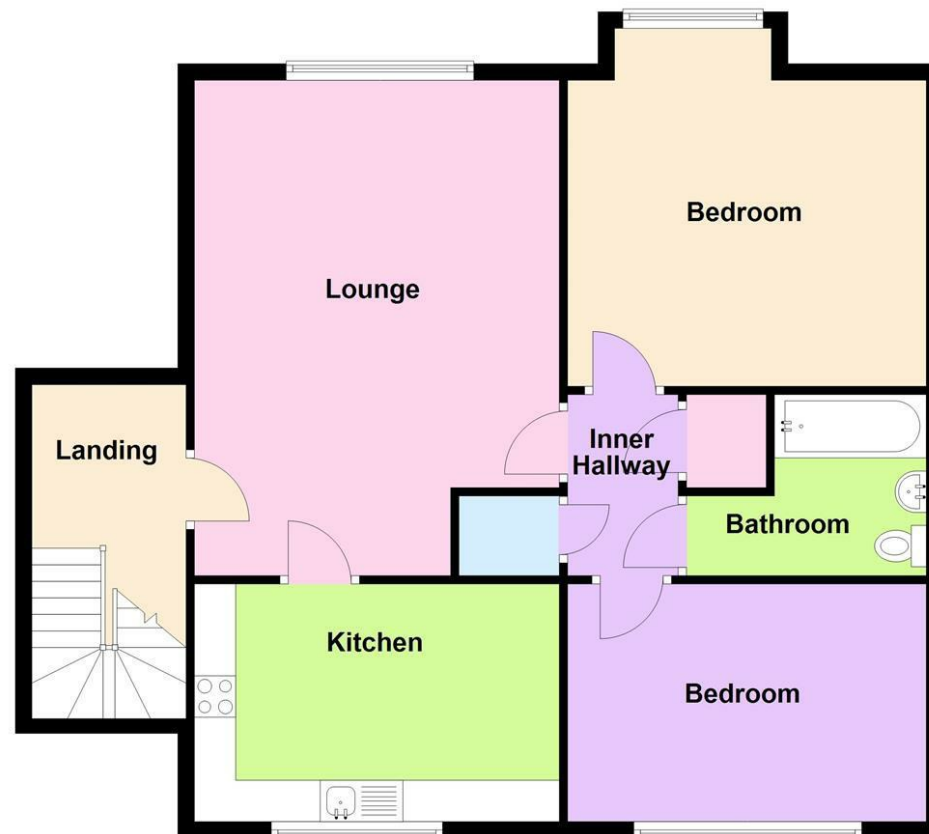




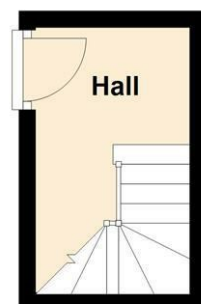
**Uplands Park Court Uplands Park Road
Rayleigh, SS6 8AY
£250 000**

- Purpose Built 2 Bedroom Maisonette
- Own Entrance Hall & personnel Door
- 19'9 x 14'7 Lounge
- Modern Kitchen
- White Bathroom
- Gas Fired Central Heating
- UPVC Double Glazing
- Close To High Street & Station
- Private Gated Parking
- No Onward Chain

First Floor



Ground Floor



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Spacious 2-Bedroom Maisonette with Private Parking

St George Homes are delighted to present for sale this purpose-built two-bedroom maisonette, offering generous and well-designed accommodation throughout. The property is offered with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Entering through your own private entrance and lobby area, you're welcomed into a bright and spacious 19'4" lounge, perfect for relaxing or entertaining. The modern fitted kitchen/diner provides ample space for family meals and social gatherings, while the two double bedrooms offer comfortable and versatile living arrangements. A contemporary bathroom completes the interior, featuring stylish fittings and a clean, modern design.

The home also benefits from UPVC double glazing and gas central heating throughout, ensuring warmth and energy efficiency all year round.

Externally, residents enjoy access to well-maintained communal gardens, along with allocated and visitor parking for convenience.

Situated in a highly sought-after and convenient location, the property is within easy reach of Rayleigh Station and the High Street, providing excellent transport links, shops, cafés, and other local amenities.

Early viewing is strongly recommended to fully appreciate the space, comfort, and superb location this property has to offer.

ACCOMMODATION

GROUND FLOOR HALL

Hardwood door to, stairs to first floor, power point,

LANDING

UPVC double glazed window to rear,

LOUNGE 19'9 x 14'7 (6.02m x 4.45m)

UPVC double glazed window to front, laminate flooring, radiator, power & Tv points, coved ceiling

KITCHEN/DINER 14'5 x 9'4 (4.39m x 2.84m)

UPVC double glazed window to rear, modern range of white eye level & base level units, rolled edge worktops incorporating inset sink drainer, ceramic hob with extractor fan, double oven, plumbing for washing machine, splash tiling, radiator, power points, wall mounted combination boiler,

INNER HALL

Access to loft space, laminate flooring, power point, storage cupboard

BEDROOM 1 14' x 14' max (4.27m x 4.27m max)

UPVC double glazed bay window to front, laminate floor, radiator, power points, coving,

BEDROOM 2 14'5 x 9'3 (4.39m x 2.82m)

UPVC double glazed window to rear, coving, radiator, power points, laminate flooring,

BATHROOM

Modern white suite comprising panelled bath with shower/mixer taps and further electric shower over, low level wc, pedestal wash hand basin, tiled walls, extractor fan, radiator, ,

OUTSIDE

COMMUNAL GARDENS

There are communal gardens to front side and rear elevation being mainly laid to lawn & shrub beds,

GATED PARKING

To the rear is a private gated driveway leading to private parking with allocated parking space & visitor parking